

Property Location

195 CANTERBURY CR

Map ID

19/ 45/ 12/ /

Bldg Name

State Use

101

Vision ID

6593

Account #

6700

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 12:19:24

|                                                                                                      |            |                   |             |                   |            |              |             |                                                                     |                                |                    |       |           |          |                                |       |                  |      |         |               |            |         |            |  |        |  |
|------------------------------------------------------------------------------------------------------|------------|-------------------|-------------|-------------------|------------|--------------|-------------|---------------------------------------------------------------------|--------------------------------|--------------------|-------|-----------|----------|--------------------------------|-------|------------------|------|---------|---------------|------------|---------|------------|--|--------|--|
| CURRENT OWNER                                                                                        |            | TOPO TYPE         |             | UTILITY           |            | STREET       |             | LOCATION                                                            |                                | CURRENT ASSESSMENT |       |           |          | 1006<br><br>EAST LONGMEADOW    |       |                  |      |         |               |            |         |            |  |        |  |
| MURPHY BRIAN P<br>MURPHY KAREN E<br>195 CANTERBURY CR<br><br>EAST LONGMEADOW MA 01028                |            | TOPO WET          |             | EASEMENT          |            | TRAFFIC      |             | CORNER                                                              |                                | Description        | Code  | Appraised | Assessed |                                |       |                  |      |         |               |            |         |            |  |        |  |
|                                                                                                      |            |                   |             |                   |            |              |             |                                                                     |                                | RESIDNTL.          | 101   | 262300    | 262,300  |                                |       |                  |      |         |               |            |         |            |  |        |  |
|                                                                                                      |            | DRAINAGE          |             |                   |            | VIEW         |             | COMMUNITY                                                           |                                | RES LAND           | 101   | 112400    | 112,400  |                                |       |                  |      |         |               |            |         |            |  |        |  |
|                                                                                                      |            |                   |             |                   |            |              |             |                                                                     |                                | RESIDNTL.          | 101   | 1000      | 1,000    |                                |       |                  |      |         |               |            |         |            |  |        |  |
|                                                                                                      |            | SUPPLEMENTAL DATA |             |                   |            |              |             |                                                                     |                                | Total              |       |           |          | 375,700                        |       | 375,700          |      |         |               |            |         |            |  |        |  |
| GIS ID F_379726_2845544                                                                              |            | Alt Prcl ID       |             | SP Permit         |            | Chapter Land |             | OC Dates 4/15/2016                                                  |                                | In+Ex FY           |       | Mailed    |          | Received NIA                   |       | Field 8          |      | Field 9 |               | Field 10   |         | Assoc Pid# |  |        |  |
| RECORD OF OWNERSHIP                                                                                  |            | BK-VOL/PAGE       |             | SALE DATE         |            | Q/U          |             | V/I                                                                 |                                | SALE PRICE         |       | VC        |          | PREVIOUS ASSESSMENTS (HISTORY) |       |                  |      |         |               |            |         |            |  |        |  |
| MURPHY BRIAN P<br>DAN ROULIERS + ASSOCIATES INC<br>DAVIS JOHN H + STEPHEN A DAVIS TR<br>ASM + CO INC |            | 21157 0295        |             | 04-29-2016        |            | Q I          |             | I                                                                   |                                | 360,000            |       | 00        |          | Year                           | Code  | Assessed         | Year | Code    | Assessed      | Year       | Code    | Assessed   |  |        |  |
|                                                                                                      |            | 21093 0587        |             | 03-11-2016        |            | U I          |             | I                                                                   |                                | 65,000             |       | 1B        |          | 2020                           | 101   | 319,300          | 2019 | 101     | 310,600       | 2018       | 101     | 290,300    |  |        |  |
|                                                                                                      |            | 09348 0266        |             | 12-27-1995        |            | U V          |             | V                                                                   |                                | 745,000            |       | 1         |          |                                | 101   | 112,400          |      | 101     | 109,200       |            | 101     | 109,200    |  |        |  |
|                                                                                                      |            | 0000 0000         |             |                   |            |              |             | U                                                                   |                                | 0                  |       |           |          |                                | 101   | 1,000            |      | 101     | 1,000         |            | 101     | 1,000      |  |        |  |
|                                                                                                      |            |                   |             |                   |            |              |             |                                                                     |                                |                    |       |           |          | Total                          |       | 432700           |      | Total   |               | 420800     |         | Total      |  | 400500 |  |
| EXEMPTIONS                                                                                           |            |                   |             | OTHER ASSESSMENTS |            |              |             | This signature acknowledges a visit by a Data Collector or Assessor |                                |                    |       |           |          |                                |       |                  |      |         |               |            |         |            |  |        |  |
| Year                                                                                                 | Code       | Description       |             | Amount            |            | Code         | Description |                                                                     | YEAR                           | Amount             |       | Comm Int  |          |                                |       |                  |      |         |               |            |         |            |  |        |  |
|                                                                                                      |            |                   |             |                   |            |              |             |                                                                     |                                |                    |       |           |          |                                |       |                  |      |         |               |            |         |            |  |        |  |
|                                                                                                      |            | Total             |             | 0.00              |            |              |             |                                                                     |                                |                    |       |           |          |                                |       |                  |      |         |               |            |         |            |  |        |  |
| ASSESSING NEIGHBORHOOD                                                                               |            |                   |             |                   |            |              |             |                                                                     |                                |                    |       |           |          |                                |       |                  |      |         |               |            |         |            |  |        |  |
| Nbhd                                                                                                 |            | Nbhd Name         |             | B                 |            | Tracing      |             | Batch                                                               |                                |                    |       |           |          |                                |       |                  |      |         |               |            |         |            |  |        |  |
| 0001                                                                                                 |            |                   |             |                   |            | 101          |             | NG                                                                  |                                |                    |       |           |          |                                |       |                  |      |         |               |            |         |            |  |        |  |
| NOTES                                                                                                |            |                   |             |                   |            |              |             |                                                                     |                                |                    |       |           |          |                                |       |                  |      |         |               |            |         |            |  |        |  |
| FY12 SUB DIV 1078 BK PLANS 357-P108                                                                  |            |                   |             |                   |            |              |             |                                                                     |                                |                    |       |           |          |                                |       |                  |      |         |               |            |         |            |  |        |  |
| BUILDING PERMIT RECORD                                                                               |            |                   |             |                   |            |              |             |                                                                     |                                |                    |       |           |          |                                |       |                  |      |         |               |            |         |            |  |        |  |
| Permit Id                                                                                            | Issue Date | Type              | Description | Amount            | Insp Date  | % Comp       | Date Comp   | Comments                                                            | Date                           | Type               | Is    | Id        | Cd       | Purpose/Result                 |       |                  |      |         |               |            |         |            |  |        |  |
| 198                                                                                                  | 07-08-2010 | 2                 | DWELLING    | 260,000           | 04-15-2016 | 100          | 04-15-2016  | 69X28 COLONIAL                                                      | 06-12-2020                     | 01                 |       | 250       | 24       | ABATEMENT VI                   |       |                  |      |         |               |            |         |            |  |        |  |
|                                                                                                      |            |                   |             |                   |            |              |             |                                                                     | 01-24-2017                     |                    |       | 317       | 16       | FIELDREV CHG                   |       |                  |      |         |               |            |         |            |  |        |  |
|                                                                                                      |            |                   |             |                   |            |              |             |                                                                     | 05-13-2016                     |                    |       | 317       | 3        | MEAS+INSPCTD                   |       |                  |      |         |               |            |         |            |  |        |  |
|                                                                                                      |            |                   |             |                   |            |              |             |                                                                     | 11-13-2015                     |                    |       | 317       | 15       | PERMIT VISIT                   |       |                  |      |         |               |            |         |            |  |        |  |
|                                                                                                      |            |                   |             |                   |            |              |             |                                                                     | 04-08-2015                     |                    |       | 317       | 15       | PERMIT VISIT                   |       |                  |      |         |               |            |         |            |  |        |  |
|                                                                                                      |            |                   |             |                   |            |              |             |                                                                     | 03-31-2014                     |                    |       | 317       | 15       | PERMIT VISIT                   |       |                  |      |         |               |            |         |            |  |        |  |
|                                                                                                      |            |                   |             |                   |            |              |             |                                                                     | 05-28-2013                     |                    |       | 317       | 15       | PERMIT VISIT                   |       |                  |      |         |               |            |         |            |  |        |  |
| LAND LINE VALUATION SECTION                                                                          |            |                   |             |                   |            |              |             |                                                                     |                                |                    |       |           |          |                                |       |                  |      |         |               |            |         |            |  |        |  |
| B                                                                                                    | Use Co     | Description       | Zone        | D                 | Fronta     | Depth        | Land Units  | Unit Price                                                          | I. Fact                        | S.A.               | Ac Di | C. Fact   | St. Idx  | Adj                            | Notes | Special Pricing  |      | Size A  | Adj Unit Pric | Land Value |         |            |  |        |  |
| 1                                                                                                    | 101        | ONE FAM           | RA          |                   |            |              | 26,507 SF   | 3.42                                                                | 1.240                          | 8                  | LAND  | 1.00      | NG       | 1.00                           |       | 0                |      | 1.000   | 4.24          | 112,400    |         |            |  |        |  |
| Total Card Land Units                                                                                |            |                   |             |                   |            |              | 0.609       | AC                                                                  | Parcel Total Land Area: 0.6085 |                    |       |           |          |                                |       | Total Land Value |      |         |               |            | 112,400 |            |  |        |  |

| CONSTRUCTION DETAIL |      |             | CONSTRUCTION DETAIL (CONTINUED) |             |             |
|---------------------|------|-------------|---------------------------------|-------------|-------------|
| Element             | Cd   | Description | Element                         | Cd          | Description |
| Style               | 06   | COLONIAL    | Basement Floor                  | 12          | CONCRETE    |
| Model               | 01   | RESIDENTIAL | Bsmt Garage                     |             |             |
| Grade               | B-   | GOOD (-)    | #Heat Sys                       | 1.00        |             |
| Stories             | 2.00 | 2 STORY     | Units                           | 1           |             |
| Foundation          | 1    | CONCRETE    | MIXED USE                       |             |             |
| Exterior Wall 1     | 4    | VINYL       | Code                            | Description |             |
| Exterior Wall 2     |      |             | 101                             | ONE FAM     | 100         |
| Roof Structure      | 1    | GABLE       |                                 |             | 0           |
| Roof Cover          | 1    | ASPHALT SH  |                                 |             | 0           |
| Interior Wall 1     | 1    | DRYWALL     | COST / MARKET VALUATION         |             |             |
| Interior Wall 2     |      |             | Adj Base Rate                   |             | 85.12       |
| Interior Floor 1    | 3    | HARDWOOD    | RCN                             |             | 354,468     |
| Interior Floor 2    | 4    | CARPET      | Net Other Adj                   |             |             |
| Heat Fuel           | 2    | GAS         | Year Built                      |             | 2010        |
| Heat Type           | 1    | FORCED H/A  | Effective Year Built            |             | 2012        |
| AC Type             | 03   | FULL        | Depreciation Code               |             | GD          |
| Bedrooms            | 4    |             | Remodel Rating                  |             |             |
| Full Baths          | 2    |             | Year Remodeled                  |             |             |
| Half Baths          | 1    |             | Depreciation %                  |             | 6           |
| Extra Fixtures      | 3    |             | Functional Obsol                |             | 20          |
| Total Rooms         | 7    |             | External Obsol                  |             |             |
| Bath Style          | G    | GOOD        | Cost Trend Factor               |             | 1           |
| Half Bath Style     | G    | GOOD        | Condition                       |             | CF          |
| Kitchens            | 1    |             | % Complete                      |             | 74          |
| Kitchen Style       | G    | GOOD        | Overall % Condition             |             | 74          |
| Extra Kitchens      | 0    |             | RCNLD                           |             | 262,300     |
| Extra Kitchen St    |      |             | Dep % Ovr                       |             |             |
| FBM Sqft            |      |             | Dep Ovr Comment                 |             |             |
| FBM Quality         |      |             | Misc Imp Ovr                    |             |             |
| Fireplaces          | 1    |             | Misc Imp Ovr Comment            |             |             |
| WS Flues            |      |             | Cost to Cure Ovr                |             |             |
| Central Vac         | 0    | NO          | Cost to Cure Ovr Comment        |             |             |
| Frame               | 1    | WOOD        |                                 |             |             |

| OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) |             |    |          |     |       |            |        |    |      |      |     |      |            |
|--------------------------------------------------------------------|-------------|----|----------|-----|-------|------------|--------|----|------|------|-----|------|------------|
| Code                                                               | Description | Su | Sub Type | Lan | Units | Unit Price | Yr Blt | %  | Dep. | Cond | Gra | Qual | Apprais Va |
| 19                                                                 | PATIO       |    |          | L   | 256   | 5.75       | 2015   | 70 | 0.00 | GD   | A   | 1.00 | 1,000      |

| BUILDING SUB-AREA SUMMARY SECTION |              |        |       |          |           |                |  |
|-----------------------------------|--------------|--------|-------|----------|-----------|----------------|--|
| Subarea                           | Description  | Living | Gross | Eff Area | Unit Cost | Undeprec Value |  |
| BMT                               | BASEMENT     | 0      | 1,232 |          | 22.63     | 27,877         |  |
| CFL                               | CATHEDRAL CE | 120    | 120   |          | 117.10    | 14,052         |  |
| FFL                               | 1ST FLOOR    | 1,112  | 1,112 |          | 113.32    | 126,013        |  |
| GAR                               | GARAGE       | 0      | 576   |          | 45.25     | 26,064         |  |
| HST                               | HALF STORY   | 288    | 576   |          | 56.66     | 32,636         |  |
| PAT                               | PATIO        | 0      | 320   |          | 5.67      | 1,813          |  |
| SFL                               | 2ND FLOOR    | 1,112  | 1,112 |          | 113.32    | 126,013        |  |
| Ttl Gross Liv / Lease Area        |              | 2,632  | 5,048 | 3,128    |           | 354,468        |  |

